



# 105 Roy Lane Fort McMurray Alberta

\$479,900

Welcome to 105 Roy Lane: This modern, fully developed Kydan home features high-end finishes, an open floor plan, a perfectly sized 22x22 heated double car garage, and is tucked away on a quiet street with picturesque river valley views. Surrounded by parks, trails, and the natural beauty of Abasand, this turn-key home is perfect for those seeking a low-maintenance lifestyle with easy access to outdoor adventures. The modern curb appeal sets the stage for what's inside. Step through the enclosed glass garden doors into an inviting open-concept living space. Luxury vinyl plank flooring flows through the living room, while durable large ceramic tile complements the kitchen area. The kitchen boasts quartz countertops, a mosaic tile backsplash, black stainless steel appliances, and stylish black light fixtures, creating a sleek, modern look. With plenty of space for meal prep and dining, this kitchen is both functional and beautiful. A large two-piece bathroom completes the main floor. Upstairs, you'll find a private retreat with three generously sized bedrooms, each featuring luxury vinyl plank flooring that matches the living room below. The primary bedroom easily accommodates a king-sized bed and offers a large walk-in closet. The four-piece bathroom continues the cohesive design found throughout the home, with quartz countertops and modern finishes. Dark painted interior doors add a unique touch of character and charm. The lower level offers a cozy family room, complete with a natural gas fireplace with stone veneer and soft grey carpet, creating a warm, inviting atmosphere. A fourth bedroom with a double-door closet and a spacious four-piece bathroom complete this level. The detached garage is insulated, finished, and heated, with high ceilings, offering ample storage or space for a workshop, man cave, or secure parking for your vehicles. At the end of the lane, you'll...

4pc Bathroom 9.25 Ft x 6.00 Ft

Bedroom 9.25 Ft x 13.42 Ft

Bedroom 9.33 Ft x 13.58 Ft

Primary Bedroom 13.42 Ft x 11.17 Ft

4pc Bathroom 4.92 Ft x 10.75 Ft

Bedroom 9.25 Ft x 13.33 Ft

Recreational, Games room 12.42 Ft x 20.83 Ft

Furnace 5.17 Ft x 7.00 Ft

2pc Bathroom 4.50 Ft x 7.58 Ft

Foyer 5.92 Ft x 8.83 Ft

Kitchen 13.92 Ft x 14.33 Ft

Living room 12.58 Ft x 18.08 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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## RE/MAX®

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